

**TOWN OF GRANBY  
PLANNING AND ZONING COMMISSION  
SEPTEMBER 22, 2015  
MINUTES**

**Present:** Paula Johnson, Chairwoman, Jonathan Boardman, Christine Chinni, Eric Lukingbeal, Eric Myers and James Sansone. Also present was Francis Armentano, Director of Community Development.

The meeting opened at 7:02 p.m.

Chairwoman Johnson noted a request to add an additional item to the agenda as follows: A request from Ed Lally to add an informal discussion concerning a possible Section 5 to the Cider Mill Heights Subdivision.

**ON A MOTION** by Eric Lukingbeal, seconded by Jim Sansone, the Commission voted 6-0 to add the item to the agenda.

**Public session:** Bill Regan, 62 Hungary Road, commented on the temporary lighting that is being used at Ahrens Park to extend play time after dark. The lights can stay on until 7:30 PM. He feels that this situation is one of many reasons why the town should not be exempt from zoning.

The minutes of July 28, 2015 were reviewed.

**ON A MOTION** by Eric Lukingbeal, seconded by Eric Myers, the Commission voted 5-0-1 (Christine Chinni abstained) to approve the minutes of July 28, 2015.

**Public hearings:**

The public hearing for an application seeking a Special Permit to construct a barn/garage in excess of 1000 square feet for property located at 97 Petersen Road, File Z-12-15, opened at 7:07 p.m. James Wood, owner, explained that he wanted the barn/garage to store his antiques cars, recreation equipment, tractor, snow removal equipment and create a maintenance/shop area. He also intended to use the building for the future storage of peaches and apples. The Commission agreed that a portion of the building would be used as a barn, as defined by the Zoning Regulations. The proposed barn/garage will be a Morton building barn design, will contain 2,880 square feet and be located directly behind his home. Mr. Wood showed photos of how the building would look. The photos are a part of the file. He noted that there will be no business use on the property. There was no public comment. The public hearing closed at 7:18 p.m.

The public hearing for an application seeking a Special Permit to construct a barn/garage in excess of 600 square feet for property located at 48 Cider Mill Heights, File Z-13-15, opened at 7:19 p.m. Ed Lally, PE, representing Michael Budlong, stated the applicant proposes to construct a 768 square foot garage in an R2A zone on 1.5 acres of land. The property is within a FRD Subdivision. The garage will be placed 92 feet back from the Cider Mill Heights

street line. The application requested a building of 32' x 24'. Mr. Lally requested a change in the dimensions to 34' x 24'. The construction of the proposed building will be consistent with the existing home and nearby homes and garages. The specific placement of the garage is based on the location of the existing home and the driveway. The Zoning Board of Appeals approved a side yard variance on September 15, 2015, to allow the placement as proposed. The applicant proposes to increase the size of the side yard in recognition of the slightly modified dimension of the building. There was no public comment. The public hearing closed at 7:29 p.m.

The public hearing seeking to modify a Special Permit to expand the days, hours and months of use for an existing farm store for property located at 29 Bushy Hill Road, known as the Clark Farm, File Z-14-15, opened at 7:30 p.m. Becky Clark, owner, reviewed the previously issued Special Permit that exists for this property. The Special Permit limits the operation of the Farm Store to the months of May through December. The hours of operation are established as 8:30 a.m. to 7:30 p.m. excepting Memorial Day through Labor Day when the Farm Store can remain open until 8:30 p.m. The Clarks have expanded the products that are now available at the farm store and they now serve a farm to table breakfast. They are also considering serving lunch on the weekends. Due to the success of the farm and the farm store, they would like to remain open all year, and be permitted to open at 8:00 am rather than 8:30 am. Mr. Lally commented on the importance of farm use in the Town of Granby. The public hearing closed at 7:35 p.m.

#### **Informal Discussion:**

The Commission held an informal discussion with Ed Lally and Tom Fredo, concerning the Cider Mill Heights subdivision. When phase 4 of this subdivision was approved, 12 lots were denied for an area of approximately 33 acres. Mr. Lally presented the Commission with a concept for 6 lots, which ranged in size from 2 to 8 acres. He proposed various types of preservation/conservation easements to buffer the lots from the street. He felt that there was a market for these larger sized lots. The lots have Farmington Valley Health District approval. The Commission appeared to favor the larger sized and reduced number of lots as suggested. The Commission sought assurance that the tree line ridge would be preserved.

#### **Cider Mill Heights Informal Discussion:**

Fran reviewed the history of the Cider Mill Heights FRD Subdivision and the preservation of 91 acres, which were donated to the Granby Land Trust. When the property was originally set aside for preservation, little attention was given to the access to the area, as the preserved land was viewed more as a preserve for flora and fauna, than an area for public use. Fran explained that the preservation of this land has led to the further preservation of land within the Old Messenger Road area. The Land Trust now owns 404 acres within this area and holds preservation easements on an additional 180 acres. With these acquisitions the Land Trust has worked to acquire improved access to the Old Messenger Road properties. Recently, TFHB, LLC has agreed to give the Granby Land Trust a ½ acre area over an existing drainage right-of-way, which extends from Cider Mill Heights Road to the Land Trust property. This transfer will result

in greatly improved access to not only the GLT 91 acres, but to all the adjacent GLT properties south of the site. In exchange for this property, TFHB asks that the Granby Land Trust transfer the existing access, area of 47,285 square feet back to them. While this changes the ownership from the GLT to TFHB, the transferred land will remain as OPEN SPACE as outlined in the original subdivision approval and as identified in the original transfer to the Granby Land Trust. The new owner, TFHB and any future owner will own a parcel of preserved open space that cannot be built upon. Fran provided this material for information only and no Commission action is required.

**Consideration of an application seeking a Special Permit to construct a barn/garage in excess of 1000 square feet for property located at 97 Petersen Road, File Z-12-15.**

**ON A MOTION** by James Sansone, seconded by Jonathan Boardman, the Commission approved, by a vote of 6-0, an application seeking a Special Permit to construct a barn/garage containing 2,880 square feet as outlined in file Z-12-15 for property at 97 Petersen Road, File Z-12-15, with the following condition:

- The building shall be used for residential and agricultural purposes, connected to and associated with the residential home at 97 Petersen Road. No business use is allowed.

**Consideration of an application seeking a Special Permit to construct a barn/garage in excess of 600 square feet for property located at 48 Cider Mill Heights, File Z-13-15.**

**ON A MOTION** by Eric Lukingbeal, seconded by Christine Chinni, the Commission approved, by a vote of 6-0, an application seeking a Special Permit to construct a garage containing 816 square feet and measuring 34 x 24, with a side yard of not less than 12.5 feet, as proposed and outlined within file Z-13-15.

**Consideration of an application seeking to modify a Special Permit to expand the days, hours and months of use for an existing farm store for property located at 29 Bushy Hill Road and known as the Clark Farm, File Z-14-15.**

**ON A MOTION** by Eric Lukingbeal, seconded by Christine Chinni, the Commission approved, by a vote of 6-0, an application to modify a Special Permit to expand the days, hours and months of use for an existing farm store for property located at 29 Bushy Hill Road and known as the Clark Farm, as outlined within the subject file Z-14-15 and as follows:

- The farm store may be open year round
- The farm store may open at 8:00 a.m.

**Staff Reports and Correspondence:**

Fran discussed new businesses in the Granby Center and commented on new technology which will result in the removal of 2 dumpsters from the rear of Geissler's. He noted the progress on

the hair salon at 308 Salmon Brook Street, provided an update on the rewrite of the Plan of Conservation and Development and said that the center sidewalk construction would be delayed until the Spring of 2016.

**Commission discussion of items of interest or concern:**

The Commission briefly discussed the lighting at Ahrens Park and noted that the Town's zoning exemption is by Town Ordinance.

The next Planning and Zoning meeting is scheduled for October 27, 2015.

The meeting adjourned at 8:25 p.m.

Respectfully submitted,

Dorcus S. Forsyth  
Recording Secretary